



Community Development Department



Housing and Community Development Consolidated Plan FFY 2016 - FFY 2021 (July 1, 2016 - June 30, 2021)

Year 3 Investment Report July 1, 2016 - June 30, 2019



Introduction

The City of Grand Rapids, through its Community Development Department, administers federal funds primarily from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities that principally support low- and moderate-income residents and neighborhoods.

Actions and funding priorities related to the federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs are identified in the Consolidated Housing and Community Development (HCD) Plan. This five-year strategic plan is also used to guide the Justice Assistance Grant (JAG) program from the U.S. Department of Justice.

Activities identified in the HCD Plan support the goal of homelessness prevention and eight outcomes of the Neighborhood Investment plan, including:

- Improve the condition of existing housing
- Increase the supply of affordable housing
- Improve access to and stability of affordable housing
- Reduce blight and code violations
- Increase civic engagement and public safety
- Enhance infrastructure and public facilities
- Increase access to jobs, education and other services
- Increase economic opportunities

This document summarizes program and project accomplishments for the third year of the FFY 2016—2021 Housing and Community Development Plan, covering the period of July 1, 2019 through June 30, 2020.

Outcome 1: Improve the condition of existing housing

Total Expended: **FFY 2018: \$607,222**
 FFY 2016 - 2018: \$2,199,624

This outcome supports the maintenance, repair and improvement of owner- and renter-occupied housing. It also supports efforts to maintain the affordability of the existing housing.

PROGRAM	FFY 2018	FFY 2016 - 2018
Housing and Rental Rehabilitation Programs (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2018: \$223,665		
FFY 2016 - 2018: \$1,587,333		
These programs provide financial assistance for home repair and rehabilitation to low- and moderate-income homeowners and to property owners who rent assisted units to low- and moderate-income households.		
Units repaired or rehabilitated	21	114
Accessible Housing Services (CDBG)		
Disability Advocates of Kent County		
Total Expended: FFY 2018: \$21,000		
FFY 2016 - 2018: \$63,000		
This program conducts assessments of individual's mobility impairments and their housing environment and makes specific recommendations for access modifications. Properties suitable for modification into accessible units are referred to Home Repair Services for inclusion in the Access Modification Program.		
Housing units provided with environmental assessment	33	96
Access Modification Program (CDBG)		
Home Repair Services of Kent County		
Total Expended: FFY 2018: \$39,045		
FFY 2016 - 2018: \$137,044		
This program provides access modifications that improve the accessibility of homes for people with significant mobility impairments. Modifications can include ramps, doorway widening, handrails, and bathroom grab bars.		
Housing units made accessible for people with disabilities (FFY 2018 performance period continues until September 30, 2019)	4	26
Minor Home Repair Program (CDBG)		
Home Repair Services of Kent County		
Total Expended: FFY 2018: \$323,512		
FFY 2016 - 2018: \$1,047,801		
This program supports repairs to income-eligible homeowner units to promote health, safety, economical utility consumption, and protection of properties.		
Homeowner units in which minor home repairs were completed (performance period continues until September 30, 2019)	423	1,285

Outcome 2: Increase the supply of affordable housing

Total Expended: **FFY 2018: \$586,000**
FFY 2016 - 2018: \$2,001,943

This outcome supports the development of affordable housing through new construction and rehabilitation of vacant structures for homeowners and renters. Provision of permanent supportive housing is also supported.

PROGRAM	FFY 2018	FFY 2016 - 2018
Single Family Development Projects (HOME)		
Various Development Partners		
Total Expended:	FFY 2018: \$406,000	
	FFY 2016 - 2018: \$1,251,943	
These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.		
Affordable homeowner units created	5	17
Affordable homeowner units underway		6
Multi-Family Rental Projects (HOME)		
Various Development Partners		
Total Expended:	FFY 2018: \$180,000	
	FFY 2016 - 2018: \$750,000	
These projects supported the new construction or significant rehabilitation of multi-family rental developments.		
Affordable rental units created	0	73
Affordable rental units underway		188

Summary by Development Partners					
Developer	Homeowner Units Created	Homeowner Units Underway	Rental Units Created	Rental Units Underway	Total
Dwelling Place of Grand Rapids NHC	0	0	49	23	72
Habitat for Humanity of Kent County	5	4	0	0	9
ICCF Nonprofit Housing Corporation	5	0	24	165	194
Linc Up Nonprofit Housing Corporation	2	1	0	0	3
New Development Corporation	5	1	0	0	6
Total	17	6	73	188	284

Outcome 3: Improve access to and stability of affordable housing

Total Expended: **FFY 2018: \$413,765**
FFY 2016 - 2018: \$1,326,743

his outcome supports services that help keep people in their homes or aids them in securing housing of their choice.

PROGRAM	FFY 2018	FFY 2016 - 2018
Homebuyer Assistance Fund (CDBG/HOME)		
City of Grand Rapids Community Development Department		
Total Expended:	FFY 2018: \$11,161	
	FFY 2016 - 2018: \$59,768	
This program provides financial assistance to low- and moderate-income homebuyers for down payments, closing costs, and pre-paid expenses.		
Number of homes purchased with homebuyer assistance	9	11
Fair Housing Services (CDBG Public Services)		
Fair Housing Center of West Michigan		
Total Expended:	FFY 2018: \$75,000	
	FFY 2016 - 2018: \$225,000	
This program provides access to fair housing services and assists the City of Grand Rapids in affirmatively furthering fair housing. Activities include conducting housing tests to determine compliance with fair housing laws, and developing and conducting educational and outreach activities with groups such as housing industry professionals and consumers to promote equal access to housing opportunities.		
People who attended a fair housing training	732	1,309
Housing industry professionals who attended a training	480	1,062
Housing tests conducted to determine compliance with laws	56	165
Housing Legal Assistance (CDBG Public Services)		
Legal Aid of Western Michigan		
Total Expended:	FFY 2018: \$75,000	
	FFY 2016 - 2018: \$225,000	
This program provides free housing-related legal counseling and/or representation to low- and moderate-income people residing in the General Target Area.		
People who received free legal counseling and/or representation	237	674
People who resolved their housing-related legal matter	200	594
Short Term Rental Assistance (HOME)		
The Salvation Army Social Services		
Total Expended:	FFY 2018: \$203,997	
	FFY 2016 - 2018: \$805,814	
This program provides rental assistance for up to six (6) months, and increases accessibility to affordable housing, promotes deconcentration of poverty, and expands housing choice.		
Households served with assistance up to six (6) months (continues thru 12/2019)	74	220

Outcome 4: Reduce blight and code violations

Total Expended: **FFY 2018: \$1,423,688**
 FFY 2016 - 2018: \$4,271,064

This outcome supports the improvement of property values and reduction of blighting influences through code enforcement and clearance of blighted structures or structures in flood-prone areas.

PROGRAM	FFY	
	FFY 2018	2016 - 2018
Housing Code Enforcement (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2018: \$1,368,688		
FFY 2016 - 2018: \$4,106,064		
This program provides pro-active code enforcement and response to citizen complaints within the Community Development General Target Area.		
Housing, blight, and zoning cases continued or initiated	6,079	19,009
Housing units brought into compliance with Code(s)	4,420	13,392
Vacant and/or abandoned housing units returned to productive use	161	608
Historic Preservation Code Enforcement (CDBG)		
City of Grand Rapids Planning Department		
Total Expended: FFY 2018: \$55,000		
FFY 2016 - 2018: \$165,000		
This program provides education and enforcement of the historic preservation code within the Community Development General Target Area.		
Code violation cases continued or initiated	405	1,243
Housing units brought into compliance with Code(s)/Standards	402	1,167

Outcome 5: Increase civic engagement and public safety

Total Expended: **FFY 2018: \$553,185**
FFY 2016 - 2018: \$1,564,009

This outcome supports neighborhood leadership and civic engagement as the means to build great neighborhoods. It supports actions to counteract threats to neighborhood stability, promote choice and opportunity, and encourage sustainable change. Programs and services may include but are not limited to community organizing, leadership development, referral services, beautification projects, and neighborhood promotion. This outcome also supports quality of life and sense of community by educating or preventing crime. It supports neighborhood collaborations and use of Crime Prevention Through Environmental Design (CPTED) principles and practices. Services might include crime prevention education and training, home security surveys, and community organizing against serious public safety issues. Note that the number of residents and stakeholders involved in leadership roles or other volunteer opportunities is likely to include some duplication. Organizations report performance data on a quarterly basis; it is probable and preferable that some individuals participated in more than one quarter due to volunteer retention efforts.

PROGRAM	FFY	
	FFY 2018	2016 - 2018
Neighborhood Leadership and Civic Engagement (CDBG Public Services)		
Neighborhood Associations		
Total Expended: FFY 2018: \$245,422		
FFY 2016 - 2018: \$644,301		
This program provides a range of activities, including outreach and education, resident leadership training, resolution of housing and neighborhood issues, and continued involvement of residents in neighborhood issues and activities.		
People who have access to opportunities for volunteering in their neighborhood	89,275	
People actively engaged in activities that resulted in an improved neighborhood condition	4,957	14,071
People who received leadership, board responsibility, and/or capacity building training	1,556	5,465
People who became actively involved in a neighborhood, community, and/or City board or committee	2,395	7,110
Property owners contacted to resolve a nuisance and/or exterior housing code violation	710	2,092
Properties brought into compliance with nuisance and/or exterior housing code through self-compliance	339	2,009
Public Safety (CDBG Public Services and JAG)		
Neighborhood Associations		
Total Expended: FFY 2018: \$307,763		
FFY 2016 - 2018: \$919,708		
This program provides a range of activities, including outreach and education efforts and the resolution of neighborhood public safety issues.		
People who received training on personal safety and/or safety design features and practices for their homes (surveys, CPTED)	2,270	8,224
Housing units that received safety improvements	642	1,936
People, businesses, or organizations educated on public safety design features and practices for non-residential and public spaces	732	3,221
Locations where public safety design features or practices were implemented	277	1,264
Significant public safety issues (e.g. gangs, drug sales) identified in the neighborhood	300	915
Significant public safety issues (e.g. gangs, drug sales) successfully resolved for at least six (6) months	99	330

Outcome 6: Enhance infrastructure and public facilities

Total Expended: **FFY 2018: \$0**
 FFY 2016 - 2018: \$0

This outcome supports the improvement of publicly-owned facilities and infrastructure such as parks, streets, sidewalks, and streetscapes, which improves neighborhoods. It includes accessibility improvements to meet Americans with Disabilities Act (ADA) standards.

PROGRAM	FFY 2018	FFY 2016 - 2018
Neighborhood Infrastructure Program (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2018: \$0		
FFY 2016 - 2018: \$925,000 expended with prior year (FFY12— FFY15) CDBG funds		
During FFY 2016, improvement projects were completed at Dickinson Buffer, Douglas, and Mary Waters Parks. No projects were funded under this outcome in FFY 2017 or FFY 2018.		
Parks improvement projects completed	0	3

Outcome 7: Increase access to jobs, education, and other services

Total Expended: **FFY 2018: \$0**
 FFY 2016 - 2018: \$0

This outcome supports increased access to jobs, education, health and wellness, recreation, and health and social service activities.

No projects were funded under this outcome.

Outcome 8: Increase economic opportunities

Total Expended: **FFY 2018: \$99,524**
 FFY 2016 - 2018: \$278,739

This outcome supports enhanced economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including culturally diverse populations), façade improvements, and other strategies.

PROGRAM	FFY 2018	FFY 2016 - 2018
Youth Employment Initiative (CDBG Public Services)		
Hispanic Center of Western Michigan		
Total Expended: FFY 2018: \$59,525		
FFY 2016 - 2018: \$158,740		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities including paid work experience and employability skills training which increases preparedness to enter the workforce or post-secondary education.		
Participants who complete the eight week job readiness program	20	68
Participants who complete a paid work experience	21	69
Participants with a positive reference from worksite supervisor	20	71
Participants who complete an "Employability Skills Development Training"	22	74
Participants with improved workforce skills	21	65
JobStart (CDBG Public Services)		
Steepletown Neighborhood Services		
Total Expended: FFY 2018: \$39,999		
FFY 2016 - 2018: \$119,999		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities to resolve barriers to employment, complete workforce development credentials, and achieve economic security.		
Participants engaged in a paid work experience	56	94
Participants who received training on workforce development skills	53	98
Participants who have worked at least 30 consecutive days	20	34
Participants who resolved at least three barriers to employment	19	30
Participants who completed a workforce development credential	7	17

Emergency Solutions Grants | Program Accomplishments

Total Expended: **FFY 2018: \$330,483**
FFY 2016 - 2018: \$796,146

The Emergency Solutions Grants (ESG) program supports coordinated entry for the Grand Rapids/Kent County homeless crisis response system, and also supports homelessness prevention and rapid-rehousing (primarily rent assistance) and case management services. Coordinated entry is a U.S. Department of Housing and Urban Development (HUD) requirement for Continuums of Care and ESG-funded recipients. This system connects households experiencing literal homelessness and those who are at imminent risk of homelessness to community resources. HUD's primary goals for coordinated entry are that assistance be allocated as effectively as possible and that it be easily accessible regardless of where or how people seek resources. Coordinated entry helps communities prioritize assistance based on vulnerability and severity of needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry also provides information about service needs and gaps to help communities plan their assistance and identify needed resources.

PROGRAM	FFY 2018	FFY 2016 - 2018
Housing Assessment Program (ESG)		
The Salvation Army Social Services		
Total Expended:	FFY 2018: \$73,595	
	FFY 2016 - 2018: \$178,901	
This program serves as the Coordinated Entry for our homeless crisis response system. HAP provides a trauma-informed, strength-based, Housing First approach to coordinated entry. Homeless households who present at HAP—either in person or on the telephone—are assessed and prioritized based on vulnerability. Those at imminent risk of homelessness are referred to Prevention resources as they are available.		
Number of people who completed an Intake Assessment as the first step to creating a plan to resolve homelessness	5,397	16,023
Financial Assistance Fund (ESG)		
The Salvation Army Social Services		
Total Expended:	FFY 2018: \$256,888	
	FFY 2016 - 2018: \$617,245	
The Salvation Army, the community's designated Housing Assessment and Resource Agency, administers the Financial Assistance Fund. Direct financial assistance prevents households who are imminently at risk of becoming homeless from becoming homeless (Prevention) and provides homeless households assistance to obtain and retain housing (Rapid Re-Housing). Agencies providing strength-based case management include the Grand Rapids Urban League, the Inner City Christian Federation, and Community Rebuilders.		
Number of persons in households served with Rapid-Rehousing Assistance	132	315
Number of persons in households served with Prevention Assistance	297	558